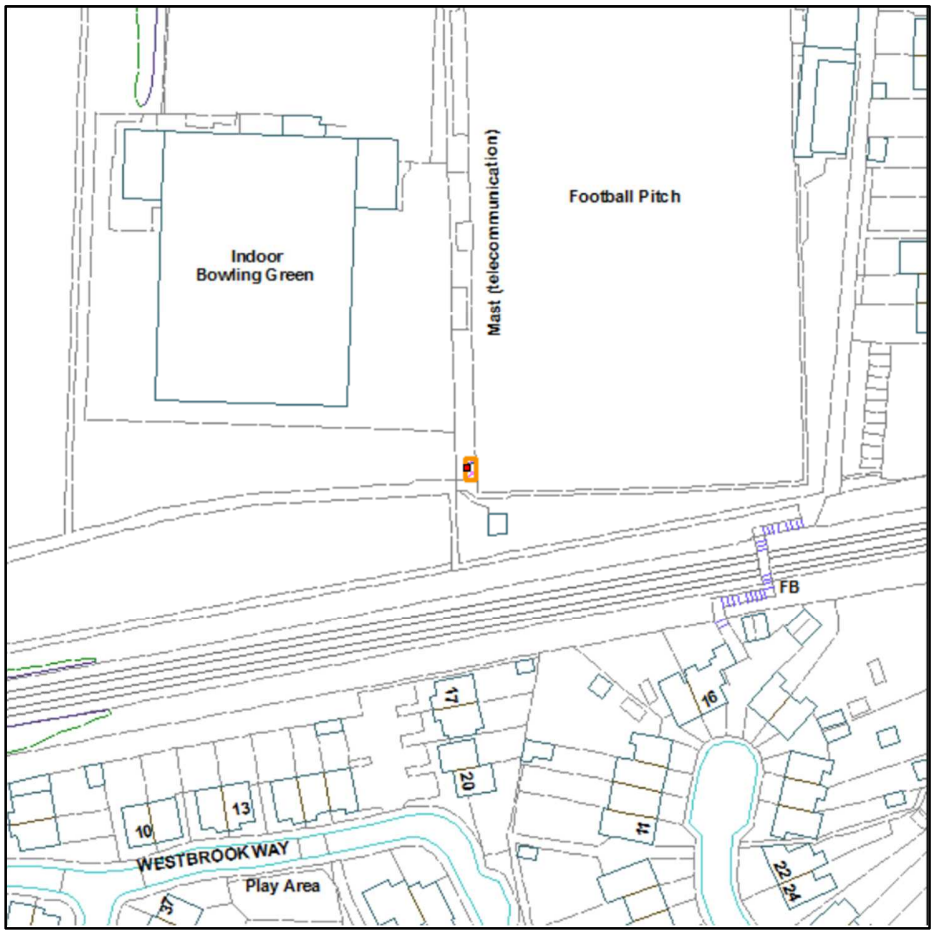
Application Number:	**AWDM/0886/21**	**Recommendation - APPROVE**
Site:	**Telecommunications Site, Southwick Football Club, Old Barn Way, Southwick**	
Proposal:	**Replacement of existing 17.2m mast with a 20m monopole mast (5G) with 12 antennas and associated enabling radio equipment and development works**	
Applicant:	Vodafone Ltd	Ward: Eastbrook
Agent:	Mr John-Paul Robertson,Galliford Try	
Case Officer:	Gary Peck	



Not to Scale

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Proposal, Site and Surroundings

This application seeks full permission for the replacement of an existing 17.2m mast with a 20m monopole mast (5G) with 12 antennas and associated enabling radio equipment and development works.

The application site is the south western floodlight serving the Southwick FC ground at Old Barn Way. There are 6 floodlights, 3 on each side of the ground, and the other 2 floodlights on the western side already support telecommunications equipment.

To the west of the application site is the Adur Bowling Club and the Southwick Recreation Ground, the site being in line with the footpath which links the Recreation Ground and the railway footbridge. The railway is to the south, beyond which are residential properties in Eastbrook Way and Westbrook Way. To the east, beyond the football ground are residential properties in Old Barn Way. The football ground is currently vacant for footballing purposes with works taking place to allow football to recommence following agreement to lease the site to the Russell Martin Foundation.

Relevant Planning History

A prior notification was approved in 2014 for the current mast (AWDM/0126/14). There is also telecommunication equipment attached to the other 2 floodlights on the western side of the football ground.

Consultations

Environmental Health: No comment

Representations

2 letters of objection have been received on the grounds of adverse public health impacts, negative impact on the environment and that all Chinese 5G hardware has to be removed in the UK by 2027.

Relevant Planning Policies and Guidance
Adur Local Plan 2017

Policy 15: Quality of the Built Environment and Public Realm

Policy 37: Telecommunications

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) states that applications may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and,

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The main issue in the determination of the application is the effect of the proposal upon the character and visual appearance of the area.

As the proposed height is 20 metres in height, full planning permission is required, although the government is currently consulting on a proposal that would remove the need for a mast of this height to require planning permission, with the prior notification procedure being used instead. Given that permitted development rights have been extended for telecommunications infrastructure on various occasions in recent years, it is likely that the requirement for planning permission will soon be relaxed. This reflects the government's strong support for the provision of 5G infrastructure.

Government advice in the National Planning Policy Framework (NPPF) is also clear that applications for telecommunications should only be considered on planning grounds. Furthermore, health concerns should not be taken into account by Local Planning Authorities providing that the applicant has provided the appropriate declaration of conformity with the relevant standards (NPPF para 116). The required declaration has been submitted to the Council with the application and hence it is not considered there is any objection to the principle of the development or any objection can be raised on health grounds.

The site has been long established for the siting of telecommunication equipment with all of the western floodlights being attached to such infrastructure. The existing structures are visible from the surrounding area in all directions, although their impact is slightly reduced by the tree line to the south, Bowling Club and Leisure Centre buildings and the existence of other floodlights serving the football pitch on the eastern side of the ground. Given that there is the football pitch and railway line between the site and the nearest residential properties to the east and south respectively, it is not considered that the impact on the increased height of the mast would be sufficient to warrant a refusal of permission.

The mast will be more visible from the Recreation Ground, although this would be primarily from the footpath to its immediate west which also serves as a link to the footbridge crossing the railway line. Given that there is an existing mast already and arguably those to the north are perhaps more visible in the wider area, it is felt that the additional visual impact of the proposed mast would not materially affect the visual amenities of the area to justify a refusal of planning permission.

If permission were to be refused, it would be likely that an alternative site would need to be found and given the nature of the surrounding area, it seems unlikely that a visually preferable site could be found. In this respect even without a telecommunications mast, there would still be floodlighting at the site, it seems sensible to utilise the necessity of

some sort of tower in the area to host telecommunications infrastructure, and certainly it is not uncommon for floodlighting to be used in this way. Accordingly, it is considered that planning permission should be granted.

RECOMMENDATION

To GRANT permission subject to the following conditions:

1. Approved Plans

2. Full Permission

3. The monopole and associated equipment hereby approved shall be removed from the site within 3 months of becoming redundant and the land shall be restored to its former condition or to a condition as agreed with the Local Planning Authority.

   Reason: In the interest of visual amenity having regard to policies 15 and 37 of the Adur Local Plan.

4. The monopole hereby approved shall be grey coloured.

   Reason: In the interests of visual amenity having regard to policy 15 of the Adur Local Plan.